



## OFFERING MEMORANDUM

# DOLLAR GENERAL

397788 State Highway 10 | Copan, OK 74022



ALPHA  
REAL ESTATE ADVISORS

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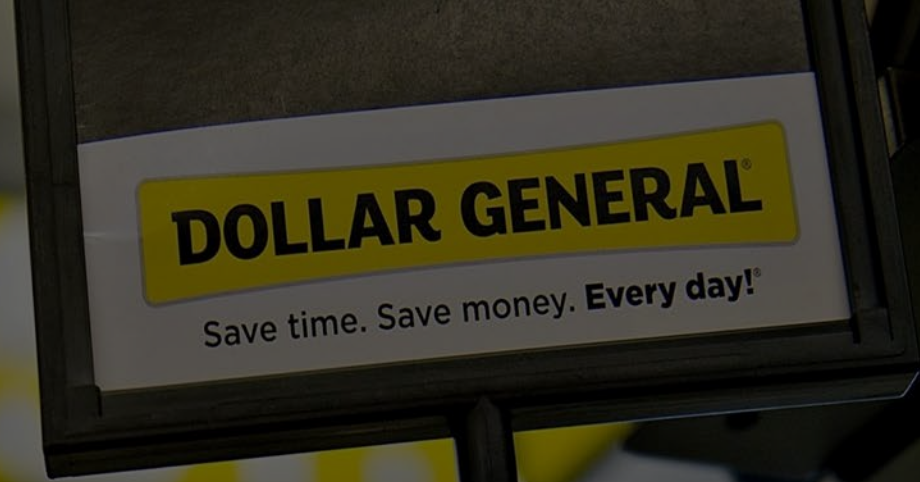
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# EXECUTIVE SUMMARY



LIST PRICE	\$1,127,852
CAP RATE	6.75%
TENANT	Dollar General
STREET ADDRESS	397788 State Highway 10
CITY STATE ZIP CODE	Copan, OK 74022
YEAR BUILT	2013
GLA	9,026 SF
LOT SIZE	1.09 AC
NOI	\$76,130

LEASE PERIOD	PERIOD BEGIN	PERIOD END	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
Base Term	6/5/13	6/4/28	\$6,344	\$76,130	\$8.43	6.75%
Option 1	6/5/28	6/4/33	\$6,979	\$83,743	\$9.28	7.42%
Option 2	6/5/33	6/4/38	\$7,676	\$92,117	\$10.21	8.17%
Option 3	6/5/38	6/4/43	\$8,444	\$101,329	\$11.23	8.98%
Option 4	6/5/43	6/4/48	\$9,288	\$111,462	\$12.35	9.88%
Option 5	6/5/48	6/4/53	\$10,217	\$122,608	\$13.58	10.87%



# LEASE INFORMATION

LEASE TYPE	Absolute NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE COMMENCEMENT	6/5/2013
LEASE TERM	15 Years
LEASE EXPIRATION	6/4/2028
TERM REMAINING	6.75 Years
INCREASES	10.00% at Option Periods
OPTIONS	(5) Five Year Options
RE TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
ROOF, STRUCTURE & PARKING LOT	Tenant Responsible
TENANT	Dollar General



# INVESTMENT HIGHLIGHTS

## ABSOLUTE NNN LEASE

Hands-off, Passive ownership - Tenant is responsible for taxes, insurance, CAM repairs and replacements

## INVESTMENT GRADE TENANT

Dollar General Corp. is an investment grade tenant with a debt rating of BBB by Standard & Poor

## IMMEDIATE MARKET CONTROL

Only Dollar store in a 7.5 mile radius

## SUPPORTS THE ENTIRE CITY OF COPAN

This market does not have competing dollar stores or Walmart

## LONG TERM LEASE

~7 years remaining on an Absolute NNN lease



# TENANT OVERVIEW

Dollar General strives to make shopping hassle-free and affordable with more than 17,000 convenient, easy-to-shop stores in 46 states. Dollar General delivers everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands. From serving customers with value and convenience and employees with career opportunities to serving the communities we call home through literacy and education; Dollar General has been committed to its mission of Serving Others since the company's founding in 1939. Dollar General stands for convenience, quality brands and low prices. Dollar General's stores aim to make shopping a hassle-free experience. They design small, neighborhood stores with carefully edited merchandise assortments to make shopping simpler.



Goodlettsville, TN

HEADQUARTERS



±17,000

LOCATIONS



±143,000

EMPLOYEES



\$27.75 B

REVENUE (2020)

## FIRESTONE IN THE NEWS:

- [Dollar General Hatches Big Plans for Store Expansion | Supermarket News](#)
- [CDC, Dollar General Exploring Partnership to Speed Up COVID-19 Vaccine Rollout | USA Today](#)
- [Dollar General's Big Push To Sell More Groceries Is Paying Off | Forbes](#)



# DOLLAR GENERAL®



# PROPERTY PHOTOS





# AERIAL



**DOLLAR GENERAL**

SUBJECT PROPERTY



# MARKET OVERVIEW

Bartlesville , OK

A diverse city with a rich history in business and the arts, Bartlesville is located in Northeast Oklahoma, 11 miles away from Copen and about 50 miles of easy highway driving north of Tulsa. Home to about 35,000 people, Bartlesville is a small city with a big heart — and big-city amenities as well.

Bartlesville is also known for its accomplishments in the business world. The city served as home to one of the world's largest oil companies, Phillips Petroleum Co., founded by Bartlesville oil man Frank Phillips. The company later became known as Phillips 66 and eventually ConocoPhillips, and in 2012 became two companies ConocoPhillips and Phillips 66. Today, both companies are based in Texas but maintain a large presence in Bartlesville and are the city's two largest employers.

In addition to ConocoPhillips and Phillips 66, Bartlesville's business community continues to thrive, boasting some of the region's most advanced state-of-the-art infrastructure and skilled workforce. Its central location to regional markets and low cost of living make it an ideal place for employers and employees alike.

Companies including ConocoPhillips, Walmart, Siemens, ABB, Phillips 66, and Schlumberger have seen the advantages of locating in Bartlesville:

- High quality of life in a small city with easy urban access.
- Low cost of doing business.
- State-of-the-art infrastructure.
- Availability of fully-served and attractive industrial sites.
- Centrally located to major regional markets.
- Workforce training is readily available and accessible.
- Excellent public schools, technical college and two universities.

## PROPERTY DEMOGRAPHICS

Population	3-Mile	5-Mile	10-Mile
2026 Projection	730	1,483	2,430
2021 Estimate	740	1,508	2,468
2010 Census	755	1,556	2,532
Growth 2021-2026	--0.3%	-0.3%	-0.3%
Growth 2010-2021	0.1%	0.1%	0.1%
Households	3-Mile	5-Mile	10-Mile
2020 Average Income	\$71,462	\$78,557	\$87,238
2020 Median Income	\$63,848	\$65,231	\$68,493

# DISCLAIMERS AND AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

**COVID-19 Pandemic.** The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.





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